

BILL NO. 84-37

~~AS AMENDED~~

COUNTY COUNCIL

OF

HARFORD COUNTY, MARYLAND

BILL NO. 84-37 (AS AMENDED)

Introduced by Council President Hardwicke at the request of the County Executive

Legislative Day No. 84-16 Date May 22, 1984

AN EMERGENCY ACT to repeal and re-enact with amendments Subsections (50), (99), (100), (101), (102) of Section 25-2.4, heading Definitions; Section 25-5.5 (d), heading, Off-Street Parking and Loading Facility Requirements; Section 25-5.6 (d), (e), heading, Accessory Uses and Structures; Section 25-6.3 (b), (c), (d), (e), (f), heading, Requirements for Specific Districts; Section 25-7.1 (b) (c), heading, Purpose and Approval; Section 25-7.2 (d), (e), heading, Development and Design Standards; Section 25-8.3 (f), heading, Standards for Specific Special Exceptions; Section 25-6.2, Table 1, heading, Principal Permitted Uses for Specific Zoning Districts/Residential: Conventional Development; Table 1, heading, Principal Permitted Uses for Specific Zoning Districts/Conventional Development with Open Space; Table 1, heading, Principal Permitted Uses for Specific Zoning Districts/Residential: Planned Residential Development; Section 25-6.3, Table 6, heading, Design Requirements for Specific Uses/R3-Urban Residential District; Table 7, heading, Design Requirements for

By the Council, May 22, 1984

Introduced, read first time, ordered posted and public hearing scheduled

on: June 26, 1984

at: 7:00 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on June 26, 1984 and concluded on June 26, 1984.

Angela Markowski, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

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COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. \_\_\_\_\_

Introduced by \_\_\_\_\_

Legislative Day No. \_\_\_\_\_ Date \_\_\_\_\_

Specific Uses/R4-Urban Residential District; Table 12, heading, Design Requirements for Specific Uses/B3-General Business District; AND TO ADD NEW SUBSECTION (44.1), TO SECTION 25-2.4, HEADING, DEFINITIONS; all part of Article II, heading, Zoning Code, of Chapter 25, heading, Zoning, of the Harford County Code, as amended, to provide that mobile homes be located in certain zoning districts; to provide design and development standards for certain mobile homes in particular districts; to provide that the act does not apply to developments which meet certain requirements; and generally relating to mobile homes in Harford County.

By the Council, \_\_\_\_\_

Introduced, read first time, ordered posted and public hearing scheduled

on: \_\_\_\_\_

at: \_\_\_\_\_

By Order: \_\_\_\_\_, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on \_\_\_\_\_ and concluded on \_\_\_\_\_.

\_\_\_\_\_, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. 84-37

AS AMENDED

1 Section 1. Be It Enacted By the County Council of Harford County,  
2 Maryland, that Subsections (50), (99), (100), (101), (102) of  
3 Section 25-2.4, heading, Definitions; Section 25-5.5 (d), heading,  
4 Off-Street Parking and Loading Facility Requirements; Section  
5 25-5.6 (d), (e), heading, Accessory Uses and Structures; Section  
6 25-6.3 (b), (c), (d), (e), (f), heading, Requirements for Specific  
7 Districts; Section 25-7.1, heading, Purpose and Approval; Section  
8 25-7.2 (d), (e), heading, Development and Design Standards;  
9 Section 25-8.3 (f), heading, Standards for Specific Special  
10 Exceptions; Section 25-6.2, Table 1, heading, Principal Permitted  
11 Uses for Specific Zoning Districts/Residential: Conventional  
12 Development; Table 1, heading, Principal Permitted Uses for  
13 Specific Zoning Districts/Conventional Development with Open Space;  
14 Table 1, heading, Principal Permitted Uses for Specific Zoning  
15 Districts/Residential: Planned Residential Development; Section  
16 25-6.3, Table 6, heading, Design Requirements for Specific  
17 Uses/R3-Urban Residential District; Table 7, heading, Design  
18 Requirements for Specific Uses/R4-Urban Residential District; Table  
19 12, heading, Design Requirements for Specific Uses/B3 General  
20 Business District, all part of Article II, heading, Zoning Code, of  
21 Chapter 25, heading, Zoning of the Harford County Code, as amended,  
22 be, and they are hereby repealed and re-enacted with amendments,  
23 AND THAT NEW SUBSECTION (44.1) BE AND IS HEREBY ADDED TO SECTION  
24 25-2.4, HEADING, DEFINITIONS, all to read as follows:  
25 Chapter 25. Zoning.  
26 Article II. Zoning Code.  
27 Section 25-2.4. Definitions.  
28 (44.1) DWELLING, MOBILE HOME. A STRUCTURE, TRANSPORTABLE  
29 IN ONE OR MORE SECTIONS, WHICH IS AT LEAST TWELVE (12) FEET IN  
30 WIDTH AND A MINIMUM OF FOUR HUNDRED THIRTY-TWO (432) SQUARE FEET  
31 IN AREA WHEN ASSEMBLED AND ERECTED ON SITE AND WHICH IS BUILT ON A  
32 PERMANENT CHASSIS AND DESIGNED TO BE USED AS A DWELLING UNIT, WITH  
33 OR WITHOUT A PERMANENT FOUNDATION WHEN CONNECTED TO THE REQUIRED  
34 UTILITY.  
35 (50) Dwelling, Single Family Detached. A building containing  
36 one (1) dwelling unit on one (1) lot and detached from any other  
37 dwelling. THIS DOES NOT INCLUDE A MOBILE HOME.

1 (99) [Manufactured Homes. A manufactured building or portion  
2 of a building designed for a long-term residential use which is  
3 transported in part or whole to the site and rests on a permanent  
4 foundation. This includes a mobile home which rests on a permanent  
5 foundation.

6 (100)] Master Plan. The Master Plan of the County adopted in  
7 accordance with Sections 701 and 702 of the Charter.

8 ~~[(101)]--(100)--Mobile Home.--A structure, transportable in~~  
9 ~~one or more sections, which is at least eight (8) feet in width and~~  
10 ~~thirty-two (32) feet in length, which is built on a permanent~~  
11 ~~chassis and designed to be used as a dwelling unit, with or without~~  
12 ~~a permanent foundation when connected to the required utilities.~~

13 (100) RESERVED

14 (101) MOBILE HOME PARK. A PARCEL OF LAND USED, DESIGNED,  
15 DEVELOPED, AND MAINTAINED TO ACCOMMODATE TWO (2) OR MORE MOBILE  
16 HOMES FOR LONG-TERM RESIDENTIAL OCCUPANCY BY RENTAL OF SPACE OR  
17 CONDOMINIUM OWNERSHIP.

18 [(102) Mobile Home Developments. A parcel of land used, designed,  
19 developed, and maintained in accordance with the Special Develop-  
20 ment Regulations of this Code to accommodate four (4) or more  
21 mobile homes for long-term residential occupancy by rental of space  
22 or lot ownership.]

23 (102) MOBILE HOME SUBDIVISION. A PARCEL OF LAND SUBDIVIDED  
24 INTO TWO (2) OR MORE LOTS TO ACCOMMODATE TWO (2) OR MORE MOBILE  
25 HOMES FOR RESIDENTIAL OCCUPANCY.

26 Section 25-5.5. Off-Street Parking and Loading Facility Require-  
27 ments.

28 (d) Parking Space Requirements.

29 Except as otherwise provided in this Code, the following  
30 off-street parking space requirements shall apply. In the case of  
31 any building, structure, or use not specifically mentioned herein,  
32 the use that is most similar to the following enumerated uses shall  
provide the requirement:

Off-Street Parking Spaces  
Required Per Unit

Type of Use	
(2) Residential	
a. Single Family	two (2) per dwelling unit
detached, semi-detached,	
duplex, lot line, patio/	
court/atrium, row duplex,	
multiplex, townhouses,	
mobile [and manufactured]	
homes	

Section 25-5.6. Accessory Uses and Structures.

(d) Accessory Uses in Agricultural and Residential Districts.

(6) Agricultural tenant house, INCLUDING MOBILE HOMES,  
for bona fide farm workers when not more than one (1) such  
structure is provided on parcels of eleven (11) to fifty (50) acres  
and not more than one (1) additional tenant house per fifty (50)  
acres thereafter.

(e) Accessory Uses Permitted in Business and Industrial  
Districts.

(2) [A residence] A DWELLING UNIT, INCLUDING A MOBILE  
HOME, for a caretaker or watchman shall be permitted provided:

a. Not more than one (1) [single family] dwelling  
unit is provided for security or protection of the principal use.

b. The requirements for the dwelling unit shall not  
differ from those imposed by this Code for a housing unit of the  
same or similar type as a principal permitted use.

Section 25-6.3. Requirements for Specific Districts.

(b) RR - Rural Residential District.

(3) Specific Regulations. The following uses are  
permitted subject to the additional requirements below:

a. Agriculture on a lot of two (2) acres or more provided  
not more than one (1) animal unit per acre shall be permitted. All  
buildings associated with this use, including farm houses, barns  
and silos, shall meet the required minimum setbacks for principal  
uses. Buildings in which animals are housed or kept shall comply  
with the following setbacks from adjacent residential lots.

	Number of Animal Units	Setback from Adjacent Residential Lot (in feet)
1	1 - 2	100
2	3 - 10	150
3	11 or more	200

4 b. Residential development, at a density of one (1)  
5 dwelling unit per two (2) acres.

6 [c. Dwelling units and manufactured homes, when on a  
7 permanent foundation.

8 d.] c. Conversion of existing single family detached  
9 dwellings to accommodate not more than two (2) families, provided  
10 that any such use shall have a minimum lot area of one (1) acre per  
11 family. Parking on site shall be provided at a minimum of two (2)  
12 spaces per dwelling unit.

13 d. DWELLING UNITS, WHEN ON A PERMANENT FOUNDATION.

14 (c) R1, R2, R3, and R4 - Urban Residential District.

15 (3) Specific Regulations. The following uses are  
16 permitted, subject to the additional requirements below:

17 [c. Dwelling units and Manufactured Homes, when on a  
18 permanent foundation.

19 d.] c. Conversion of existing single family detached  
20 dwellings to accommodate not more than two (2) dwelling units  
21 subject to a minimum lot area of five thousand (5,000) square feet  
22 per dwelling unit. At least one of the units shall be occupied by  
23 the owner thereof. Parking on site shall be provided at a minimum  
24 of two (2) spaces per dwelling unit.

25 (d) DWELLING UNITS, WHEN ON A PERMANENT FOUNDATION.

26 ~~f.e.-d.--Extraction-activities-in-the-R1-District,~~  
27 ~~provided-that-~~

28 ~~1.--Upon-filing-an-application-with-the-State-~~  
29 ~~Department-of-Natural-Resources,-the-applicant-shall-file-a-copy-of~~  
30 ~~the-application-with-the-Department-of-Planning-and-Zoning-~~

1           ~~2.---Extraction-activities-shall-be-screened-from-~~  
2 ~~adjacent-residential-lots-and-public-roads-pursuant-to-Section~~  
3 ~~25-5.3(c)---(Bufferyard-and-Use-and-Requirements)-or-by-a-planted~~  
4 ~~earth-berm-not-less-than-six-(6)-feet-in-height-and-fifteen-(15)~~  
5 ~~feet-in-width.~~

6           (d) VR - Village Residential District.

7           (3) Specific Regulations. The following uses are  
8 permitted subject to the additional requirements below:

9           [c. Dwelling units and Manufactured Homes, when on a  
10 permanent foundation.

11           d.] c. Conversion of existing single family detached  
12 dwellings to accommodate not more than four (4) families, provided  
13 that any such use shall have a minimum lot area of five thousand  
14 (5,000) square feet per dwelling unit. Parking shall be provided  
15 at a minimum of one (1) space per dwelling unit.

16           [e.] d. Retail trades and service uses, when in buildings  
17 existing at the time of enactment of this Code, provided any  
18 alteration of the building shall not exceed twenty-five (25)  
19 percent of the gross floor area of the building. No expansion shall  
20 decrease the distance of the building from the road.

21           e. DWELLING UNITS, WHEN ON A PERMANENT FOUNDATION.

22           (e) VB - Village Business District.

23           (3) Specific Regulations. The following uses are  
24 permitted subject to the additional requirements below:

25           [c. Dwelling units and Manufactured Homes, when on a  
26 permanent foundation.

27           d.] c. Conversion of existing single family detached  
28 dwellings to accommodate not more than four (4) families, provided  
29 that any such use shall have a minimum lot area of five thousand  
30 (5,000) square feet per dwelling unit. Parking shall be provided  
31 at a minimum of two (2) spaces per dwelling unit.

32           [e.] d. Motor Vehicle Filling or Service Stations and  
33 Repair Shops, provided that:

[f.] e. Use limitations. All business uses in this district shall be subject to the following:

f. DWELLING UNITS, WHEN ON A PERMANENT FOUNDATION.

(f) B1, B2, and B3 Business Districts.

(3) Specific Regulations. The following uses are permitted in each business district subject to the additional requirements below:

[c. Dwelling units and Manufactured Homes, when on a permanent foundation.

d.] c. Shopping Center, provided it contains less than six (6) business uses and the gross floor area is less than twenty thousand (20,000) square feet. Shopping Centers on parcels of three (3) acres or more, or in excess of any of the above-noted provisions, shall be developed as an Integrated Community Shopping Center (ICSC) in accordance with Section 25-7.2(e) (Special Development Regulations)

[e.] d. Lot Coverage. The building coverage and impervious surface standards shall be as follows:

[f.] e. Modification of Height Requirement. Maximum building height may be exceeded if side and rear yards are increased in width and depth by one (1) additional foot for every one (1) foot of excess height.

[g.] f. Use Limitations. The permitted uses in the business districts shall comply with the following:

[h.] g. Motor Vehicle Filling or Service Stations and Repair Shops, in the B2 and B3 districts, provided that:

h. DWELLING UNITS, WHEN ON A PERMANENT FOUNDATION.

Section 25-7. Special Development Regulations.

Section 25-7.1. Purpose and Approval.



1 (b) Approvals: Conventional Developments with Open Space (COS)  
2 shall be subject to the approval of the Zoning Administrator. The location  
3 on a parcel or portion thereof for an integrated community shopping center  
4 shall be subject to an approval by the board, under section 25-3.3 (Board of  
5 Appeals). The development plans for integrated community shopping centers, at  
6 locations that have been approved as provided above, shall be approved by the  
7 Zoning Administrator in accordance with Section 25-7 (Special Development  
8 Regulations). All other projects authorized within this section shall be  
9 subject to approval of the board pursuant to Section 25-3.3 (Board of Appeals).  
10 Prior to approval by the board, the board shall determine that the proposed  
11 project complies with the development and design standards set forth herein  
12 and is consistent with the purpose of this section and the limitations, guide:  
13 and standards noted in Section 25-3.3(i).

14 (1) The Board shall consider the report of the Zoning Administrator  
15 regarding the project's compliance with this Section upon the applicant's  
16 submission of information as required in Section 25-3.6(b) (Concept Plan).

17 (2) The Zoning Administrator may approve modification or amendment of  
18 the project plan after Board approval upon a finding that the modification  
19 or amendments comply with the requirements of this Section.

20 (b) APPROVALS.

21 (1) ADMINISTRATIVE APPROVAL. THE FOLLOWING SPECIAL DEVELOPMENTS SHALL  
22 BE SUBJECT TO REVIEW AND APPROVAL BY THE ZONING ADMINISTRATOR:

23 a CONVENTIONAL WITH OPEN SPACE (COS).

24 b HOUSING FOR THE ELDERLY.

25 c MOBILE HOME SUBDIVISION (MHS) IN THE R3 AND R4 DISTRICTS ONLY.

26 AT THE TIME OF SUBMISSION OF AN APPLICATION FOR APPROVAL OF A MHS, THE  
27 PROPERTY OWNER SHALL NOTIFY ALL ADJACENT PROPERTY OWNERS OF THE INTENT TO  
28 DEVELOP A MHS. IN CONSIDERING THE APPLICATION FOR A MHS, THE ZONING  
29 ADMINISTRATOR MUST CONSIDER THE LIMITATIONS, GUIDES AND STANDARDS  
30 OUTLINED IN SECTION 25-3.3(i).

1 (2) BOARD APPROVAL. THE FOLLOWING SPECIAL DEVELOPMENTS SHALL BE SUBJECT  
2 TO APPROVAL OF THE BOARD PURSUANT TO THIS SECTION AND SECTION 25-3.3 (BOARD  
3 OF APPEALS).

4 a PLANNED RESIDENTIAL DEVELOPMENT.

5 b MOBILE HOME PARK.

6 c THE LOCATION ON A PARCEL OR PORTION THEREOF FOR AN INTEGRATED  
7 COMMUNITY SHOPPING CENTER. THE DEVELOPMENT PLANS FOR INTEGRATED COMMUNITY  
8 SHOPPING CENTERS SHALL BE APPROVED BY THE ZONING ADMINISTRATOR IN ACCORDANCE  
9 WITH SECTION 25-7.

10 (3) PRIOR TO APPROVAL BY THE BOARD OF THE ITEMS IN SUBSECTION 2, THE  
11 BOARD SHALL DETERMINE THAT THE PROPOSED PROJECT COMPLIES WITH THE DEVELOPMENT  
12 AND DESIGN STANDARDS SET FORTH HEREIN AND IS CONSISTENT WITH THE PURPOSE OF  
13 THIS SECTION AND THE LIMITATIONS, GUIDES AND STANDARDS NOTED IN SECTION  
14 25-3.3 (i).

15 a THE BOARD SHALL CONSIDER THE REPORT OF THE ZONING  
16 ADMINISTRATOR REGARDING THE PROJECT'S COMPLIANCE WITH THIS SECTION UPON THE  
17 APPLICANT'S SUBMISSION OF INFORMATION AS REQUIRED IN SECTION 25-3.6(b)  
18 (CONCEPT PLAN).

19 b THE ZONING ADMINISTRATOR MAY APPROVE MODIFICATION OR AMENDMENT  
20 OF THE PROJECT PLAN AFTER BOARD APPROVAL UPON A FINDING THAT THE MODIFICATION  
21 OR AMENDMENTS COMPLY WITH THE REQUIREMENTS OF THIS SECTION."

1 (c) Application. The development and design standards set  
2 forth in this section shall regulate the following projects;  
3 Conventional Development with Open Space (COS), Planned Residential  
4 Developments (PRD), Integrated Community Shopping Centers  
5 (ICSC), [and] Mobile Home [Developments (MHD)] PARKS (MHP), AND  
6 MOBILE HOME SUBDIVISIONS (MHS).

7 Section 25-7.2. Development and Design Standards.

8 (a) General Requirements. The following requirements shall  
9 be applicable to all projects developed under this section:

10 (d) Mobile Home [Development (MHD)] PARK (MHP).

11 (1) Eligibility. An [MHD] MHP shall be at least [ten  
12 (10)] ~~FIVE-(5)~~ TEN (10) acres and located in an R3 OR R4 [, or B3]  
13 district.

14 (2) Development Standards.

15 a. Permitted Uses.

16 1. This project may include mobile homes of  
17 single or multiple width, single family detached [manufactured]  
18 homes, or any combination thereof, but shall not include recrea-  
19 tional vehicles or travel trailers.

20 2. Any project containing more than one  
21 hundred (100) dwelling units shall provide a community meeting room  
22 and an enclosed recreation area containing a minimum of twenty (20)  
23 square feet of gross floor space per dwelling unit. A sales and  
24 management office and a convenience goods store, not to exceed five  
25 (5) square feet of gross floor space per dwelling unit may be  
26 maintained within the same structure.

27 b. Density. The maximum density shall be 5.0 units  
28 per gross acre in an R3 district and 6.5 units per gross acre in an  
29 R4 [and B3 district].

30 c. Site Design.

31 1. All dwelling units shall be sited with regard  
32 to the topography, soils, and natural features of the parcel.

33 2. All dwelling units shall be sited to promote  
34 privacy and insure natural light for all principal rooms.

3. No structure shall be less than fifty (50) feet from the property lines of the project and a bufferyard twenty (20) feet in width shall be provided along all property lines at the periphery of the project[adjacent to residential districts].

4. A LANDSCAPING PLAN SHALL BE SUBMITTED WHICH SHALL ENHANCE THE PRIVACY AND THE VISUAL QUALITY OF INDIVIDUAL UNITS AND THE PROJECT.

(3) Parcel and Lot Characteristics:

Specific Design Requirements	Dimensional Requirements
Minimum Parcel Size	[10]-5-10 acres
Minimum Road Frontage	200 feet
Minimum Dwelling Unit Lot Area	
R3	5,000 square feet
R4 [B3]	4,500 square feet
Minimum Lot Width	
R3	50 feet
R4 [B3]	45 feet
Maximum Impervious Surface Ratio	45 percent
Setbacks	Dimensional Requirements
Front setback	33 feet from center line of unreserved right-of-way, or 20 feet from public right-of-way.
Rear setback	20 feet, 10 feet when adjacent to open space.
Side setback	10 feet on side, total of 20 feet.
Minimum spacing between any two (2) units	20 feet

(f) MOBILE HOME SUBDIVISION (MHS).

(1) ELIGIBILITY. A MHS SHALL BE AT LEAST FIVE (5) ACRES AND LOCATED IN A R3 OR R4 DISTRICT.

(2) DEVELOPMENT STANDARDS.

a. PERMITTED USES.

~~1.---THIS PROJECT MAY INCLUDE SINGLE WIDTH MOBILE HOMES WITH A MINIMUM WIDTH OF EIGHT (8) FEET.~~

~~(a)---THE MAIN ROOF OF EACH UNIT SHALL BE PITCHED, HAVING AT LEAST ONE (1) FOOT RISE FOR EACH FOUR (4) FEET OF HORIZONTAL RUN.---THE ROOFING MATERIAL SHALL BE COMPATIBLE WITH RESIDENTIAL DWELLINGS WITHIN THE NEIGHBORHOOD IN WHICH THE MOBILE HOME SUBDIVISION IS TO BE CONSTRUCTED.~~

1. THIS PROJECT MAY INCLUDE MOBILE HOMES BUT SHALL NOT INCLUDE RECREATIONAL VEHICLES OR TRAVEL TRAILERS.

(b) --THE EXTERIOR FINISH OF THE UNIT SHALL BE OF A COLOR, MATERIAL, AND A SCALE WHICH ARE HARMONIOUS WITH THE EXISTING RESIDENTIAL DWELLINGS WITHIN THE NEIGHBORHOOD IN WHICH THE MOBILE HOME SUBDIVISION IS TO BE LOCATED. --IN NO CASE SHALL THE DEGREE OF REFLECTIVITY OF EXTERIOR FINISHES EXCEED THAT OF SEMI-GLOSS WHITE PAINT. --SIDING, TRIM, AND FEATURES SHALL BE COMPATIBLE WITH OTHER MATERIALS USED IN CONSTRUCTION OF THE MOBILE HOME UNIT.

(e) (a) THE MOBILE HOME UNIT SHALL BE PLACED ON A PERMANENT FOUNDATION UNPIERCED, EXCEPT FOR REQUIRED VENTILATION AND ACCESS. INSTALLATION SHALL INCLUDE A POSITIVE SURFACE WATER DRAINAGE AWAY FROM EACH UNIT.

(d) (b) ALL WHEELS, AXLES, TRANSPORTING LIGHTS AND REMOVABLE TOWING APPARATUS SHALL BE REMOVED FROM EACH UNIT PRIOR TO OCCUPANCY.

(b) SITE DESIGN.

(1) ALL DWELLING UNITS SHALL BE SITED WITH REGARD TO THE TOPOGRAPHY, SOILS AND NATURAL FEATURES OF THE PARCEL.

(2) ALL DWELLING UNITS SHALL BE SITED TO PROMOTE PRIVACY AND INSURE NATURAL LIGHT FOR ALL PRINCIPAL ROOMS.

(3) NO STRUCTURE SHALL BE LESS THAN FIFTY (50) FEET FROM THE PROPERTY LINES OF THE PROJECT AND A BUFFERYARD TWENTY (20) FEET IN WIDTH SHALL BE PROVIDED ALONG ALL PROPERTY LINES AT THE PERIPHERY OF THE PROJECT.

(4) A LANDSCAPING PLAN SHALL BE SUBMITTED WHICH SHALL ENHANCE THE PRIVACY AND THE VISUAL QUALITY OF INDIVIDUAL UNITS AND THE PROJECT.

(c) VEHICULAR CIRCULATION.

(1) THE PROJECT ROADS SHALL BE DESIGNED TO PROVIDE A LOGICAL ROAD NETWORK ADEQUATE FOR INTERNAL MOVEMENT.

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(d) PARKING.

(1) THERE SHALL BE TWO (2) PARKING SPACES, MEASURING AT LEAST NINE (9) FEET BY EIGHTEEN (18) FEET FOR EACH DWELLING UNIT.

(2) THE REQUIRED PARKING SPACES MAY BE LOCATED WITHIN THE REQUIRED FRONT YARD AREA OF INDIVIDUAL LOTS. IF GROUP PARKING AREAS ARE USED, THESE AREAS SHALL BE ARRANGED SO AS TO PREVENT THROUGH TRAFFIC TO OTHER PARKING AREAS AND SHALL BE SCREENED FROM ADJACENT PROJECTS AND PUBLIC ROADS.

(e) OPEN SPACE. THE OPEN SPACE SHALL BE GENERALLY CONTINUOUS, ACCESSIBLE TO THE RESIDENTS, AND PROTECTIVE OF NATURAL FEATURES. THE FOLLOWING OPEN SPACE REQUIREMENTS SHALL BE MET:

1. OPEN SPACE SHALL BE PROVIDED AS FOLLOWS:

DISTRICT	MINIMUM OPEN SPACE AS PERCENTAGE OF PARCEL AREA
R3	15 PERCENT
R4	20 PERCENT

2. ALL OPEN SPACE SHALL BE PROVIDED PURSUANT TO SECTION 25-5.9 (OPEN SPACE USES AND REQUIREMENTS).

(f) RECREATIONAL FACILITIES. ADEQUATE RECREATIONAL FACILITIES SHALL BE PROVIDED IN EACH PHASE OF DEVELOPMENT TO MEET THE NEEDS OF THE RESIDENTS.

(3) DENSITY AND LOT CHARACTERISTICS.

(a) CONVENTIONAL DEVELOPMENT.

(1) THE DENSITY, LOT SIZES AND DESIGN REQUIREMENTS FOR A MOBILE HOME SUBDIVISION SHALL BE THOSE PERMITTED FOR A CONVENTIONAL DEVELOPMENT OF SINGLE FAMILY DETACHED DWELLINGS IN THE ZONING DISTRICT IN WHICH THE PROJECT IS LOCATED.

(b) CONVENTIONAL WITH OPEN SPACE AND PLANNED RESIDENTIAL DEVELOPMENTS.

(1) WHERE A MOBILE HOME SUBDIVISION IS PART OF A COS OR PRD PROJECT, THE REQUIREMENTS OF SECTION 25-7.2(b) or (c) RESPECTIVELY SHALL APPLY IN ADDITION TO THE REQUIREMENTS OF THIS SECTION. ALL REGULATIONS APPLICABLE TO BOTH THE MHS AND TO THE COS

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1 Section 2. And Be It Further Enacted, that this act shall not  
2 apply TO A PRIOR CONDITIONAL USE APPROVAL AUTHORIZED BY THE BOARD  
3 OF APPEALS, OR to any subdivision or development of land that  
4 has a recorded plat and has also received three or more building  
5 permits for the location of mobile homes, by the effective date  
6 of this act.

7 ~~Section 3. Any Be It Further Enacted, that this act shall take~~  
8 ~~effect sixty (60) calendar days from the date it becomes law.~~

9 SECTION 3. AND BE IT FURTHER ENACTED, THAT THIS ACT IS HEREBY  
10 DECLARED TO BE AN EMERGENCY ACT, NECESSARY FOR THE PROPER  
11 ADMINISTRATION OF THE ZONING LAWS OF HARFORD COUNTY, MARYLAND,  
12 AND SHALL TAKE EFFECT ON THE DATE IT BECOMES LAW.

13 EFFECTIVE: July 17, 1984  
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BY THE COUNCIL

AS AMENDED

BILL NO. 84-37 (as amended)

Read the third time.

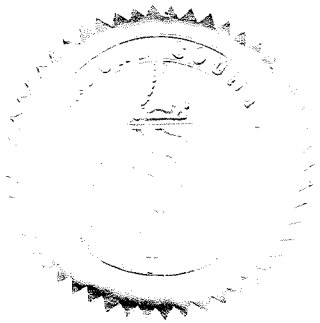
Passed LSD 84-23 (July 10, 1984) (with amendments)

Failed of Passage \_\_\_\_\_

By order

Angela Markowski, Secretary  
*ap*

Sealed with the County Seal and presented to the County Executive  
for his approval this 11th day of July, 1984  
at 3:00 o'clock P.M.



Angela Markowski, Secretary  
*ap*

BY THE EXECUTIVE

APPROVED:

[Signature]  
County Executive  
Date 7-17-84

BY THE COUNCIL

This Bill (No. 84-37, as amended), having been approved by  
the Executive and returned to the Council, becomes law on  
July 17, 1984.

Angela Markowski, Secretary

EFFECTIVE DATE: July 17, 1984

84-37

AS AMENDED